



 **JOHN COUCH**
THE ESTATE AGENT

2 Penquit House
Woodend Road Torquay Devon
£665,000 Freehold



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Uniting heritage, grandeur and contemporary luxury, the property occupies the entire ground floor of a distinguished period villa, set within richly planted established gardens

Entrance hall ■ Kitchen/dining room ■ Sitting room
2 bedrooms ■ 2 bathrooms ■ Study/bedroom 3
Fitness room ■ Music room
Double garage ■ Gardens

FOR SALE FREEHOLD

Set within beautiful gardens and occupying the entire ground floor of an elegant period villa, this exceptional home combines historic character with contemporary sophistication. The villa's documented history dates back to 1888, when ownership was transferred between prominent local businessmen, forming part of Torquay's heritage and reflecting the prosperity and architectural ambition for which the town became renowned.

During their ownership, the current owners have undertaken a comprehensive programme of refurbishment, transforming the property into a home of exceptional quality whilst preserving the character, proportions and architectural details that define its origins. The result is a blend of timeless elegance and contemporary living.

From the moment of arrival, the sense of scale is apparent. The reception hall provides a grand introduction, its proportions setting the tone for the accommodation beyond.

To one side lies a versatile study or third bedroom, with a bathroom adjacent, whilst further storage areas are accessed from the hallway.

Elegant double doors open into the sitting room where a handsome fireplace provides a focal point. A deep bay window overlooks the gardens and incorporates doors opening onto the terrace, creating a connection between the principal living space and the outside.

The kitchen has been thoughtfully designed as both a practical workspace and a statement in contemporary craftsmanship. Beautifully appointed and comprehensively fitted, it extends effortlessly into the adjoining dining area where carefully considered design details continue throughout. Doors open directly onto the terrace, creating an ideal setting for entertaining and al-fresco dining.

The principal bedroom enjoys the classic proportions associated with the period, featuring a deep bay window opening to a luxuriously appointed en-suite shower room. A second double bedroom benefits from fitted wardrobes and enjoys a peaceful position to the rear of the property.

A particularly impressive aspect of the home is the extensive lower-ground accommodation. Ingeniously incorporated into the refurbishment, this space has been transformed into a superb wellness and leisure suite, comprising a gymnasium together with a music room /home cinema. Accessed by way of an attractive open staircase from the reception hall, the area benefits from innovative natural illumination through a glazed floor light connecting to the dining room above. Equally suited to recreation, home working, hobbies or additional storage, this versatile space enhances the property's appeal.

VIEWING BY APPOINTMENT ONLY

Outside, the property enjoys the benefit of beautifully established gardens, richly planted with an abundance of shrubs, flowering plants and mature trees. Expanses of lawn create a sense of openness, whilst the terrace adjoining the property enjoys excellent sun exposure. Sheltered corners beneath the mature planting provide peaceful retreats for reading and relaxation. The property further benefits from a double garage, driveway parking and an electric vehicle charging point.

LOCATION

The property enjoys an enviable position close to Wellswood, one of Torquay's most sought-after residential enclaves, renowned for its independent shops, cafés, restaurants and strong sense of community, Wellswood combines village charm with everyday convenience.

Beyond Wellswood, the property is ideally placed for Torquay's picturesque harbourside, with its marina, waterfront restaurants, cafés and coastal walks, all contributing to the town's vibrant atmosphere and appeal.

Torquay offers an enviable quality of life, combining excellent amenities, independent shops, leisure facilities and a thriving dining scene with beautiful parks, architectural heritage and stunning natural surroundings. It is a town that successfully balances everyday convenience with a relaxed coastal lifestyle.

CONNECTIVITY

Connectivity is excellent, with mainline rail services from Torquay and Newton Abbot linking to Exeter, Bristol and London Paddington. The A380 provides swift access to the M5 and national road network, Exeter Airport offers domestic and international connections, whilst the waters of Tor Bay provide excellent opportunities for sailing and leisure boating.

SERVICES

Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

TENURE

2 Penquit House owns the freehold of the building (Apartments 1 / 2) with a 999 year lease to Apartment 1 from 14/10/1994

CURRENT PROPERTY TAX BAND E (Payable 2026/2027 £3002.98)

MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)















**Approximate Gross Internal Area 2558 sq ft - 238 sq m
(Excluding Garage)**

Cellar Area 523 sq ft – 49 sq m
Ground Floor Area 2035 sq ft – 189 sq m
Garage Area 159 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.